

Hatherley Road, Cheltenham, Gloucestershire GL51 6HF



Semi-detached house • Two/three bedrooms • Extended • Superb condition • Driveway parking • Convenient location • EPC D

Hatherley Road,

Cheltenham, Gloucestershire GL51 6HF

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A semi-detached period home that has recently been extended and refurbished throughout, located in ever popular Hatherley.

Presented in superb condition throughout, the property provides an entrance hall with understairs storage and stairs rising to the first floor. There is a reception room with original cast iron feature fireplace to the front of the property and further reception room to the rear which is open to the extended kitchen/diner that provides a range of high and low level units, solid oak work surfaces, electric fan oven, gas hob with extractor over, single bowl sink with drainer and mixer tap and tiled splashbacks. The extended dining room benefits from a large roof lantern flooding the space with an abundance of natural light and has bi-fold doors leading onto the rear garden. There is also a useful study/office for the homemaker which could also be used as an occasional bedroom.

Upstairs there are two double bedrooms and a brand new contemporary three piece family bathroom suite with part panelled wall, electric shower over the bath and part tiled walls.

Outside, to the rear, there is a large mature garden enclosed by wooden fence boundaries and, to the front, the private driveway provides parking for several vehicles.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.





Directions

From Perry Bishop's Bath Road office, head towards Cheltenham town centre. Turn left at the first set of traffic lights onto Suffolk Road (A40) and continue to the end of the road. Keep left, with Westal Green petrol station on your right, and turn left at the first set of lights on to Hatherley Road. Continue on and pass straight over three mini-roundabouts, pass Harrington Drive on your left and the property will be found a little further on, on the right.

What3Words: ///loose.valid.winks

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/NB/KF/21072025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

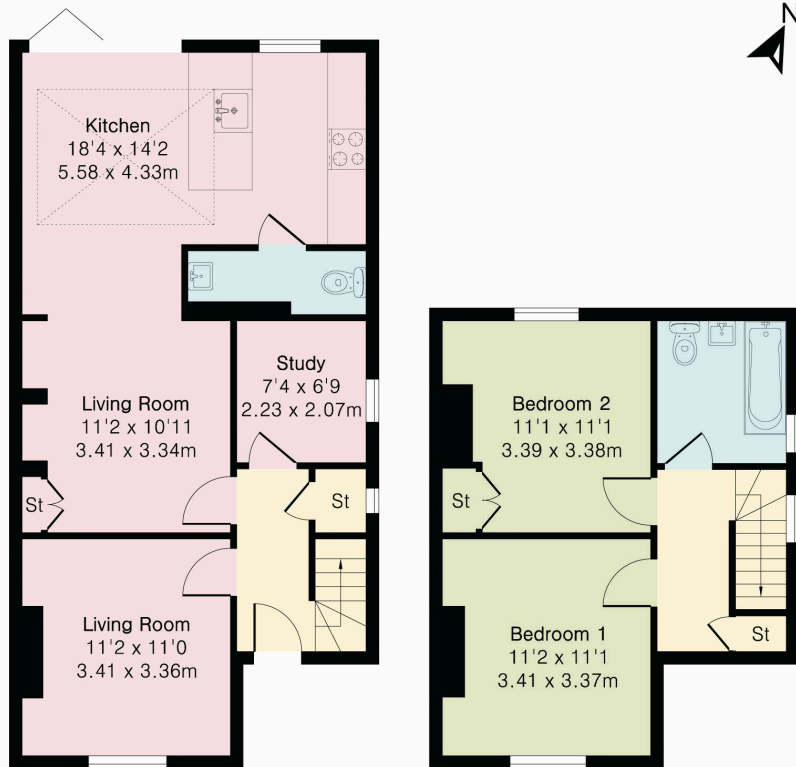
E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 967 sq ft - 90 sq m

Ground Floor Area 606 sq ft – 56 sq m

First Floor Area 361 sq ft – 34 sq m



Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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